

00-0-1092

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-00-59
Date Filed: 6-13-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **1016-1020 Washington Street, S.W.**, be changed from the **R-5 (Two-Family Residential)** District to the **RG-3(Residential General-Sector 3)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **74** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"TRACT I

All that tract or parcel of land lying and being in Land Lot 74 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point on the East side of Washington Street four hundred fifty (450) feet south from the intersection formed by the East side of Washington Street with the South side of Jefferson Street; running thence South along the East side of Washington Street fifty (50) feet; running thence East two hundred (200) feet to a twenty (20) foot alley; running thence North along the West side of said alley, fifty (50) feet; running thence West two hundred (200) feet to the East side of Washington Street and the point of beginning; being improved property and having a house located thereon known as Number 1016 Washington Street, SW, according to the present system of numbering houses in the City of Atlanta, Georgia; being the same property conveyed by Mrs. Leota Myrtle Beard to James M. Caswell, Jr., by deed dated February 16, 1959, and recorded in Deed Book 3425, Page 118, Fulton County Records, being the same property conveyed by James M. Caswell, Jr. to the grantor by deed in Deed Book 3730, page 488, Fulton County Records.

TRACT II

All that tract or parcel of land lying and being in Land Lot 74 of the 14th District of originally Henry, now Fulton County, Georgia, being Lot 2 of the DeGraffenreid Subdivision, and being more particularly described as follows:

Beginning at a point of the East side of Washington Street five hundred (500) feet South from the intersection formed by the East side of Washington Street with the South side of Jefferson Street; running thence South along the East side of Washington Street fifty (50) feet; running thence East two hundred (200) feet to a twenty (20) feet alley; running thence West two hundred (200) feet to the East side of Washington Street and the point of beginning; being improved property and having a house located thereon known as Number 1020 Washington Street, S.W. according to the present system of numbering houses in the City of Atlanta, Georgia; being the same property conveyed by Abraham Idov, as Executor of Adeline Idov, recorded in Deed Book 3739, page 49, Fulton County Records.

H V